



CITY OF ROSEBURG URBAN GROWTH BOUNDARY SWAP PROJECT

What's the UGB swap?

The City of Roseburg is proposing to swap residential land with significant development constraints inside the Urban Growth Boundary (UGB) with land immediately outside the UGB that is much easier to develop. Simply put, the City is proposing to swap undeveloped residential land with severe slopes for flat residential land. The process of a UGB swap is officially referred to in statute as a UGB exchange. The UGB line will move in such a manner as to create no net increase in the number of possible dwelling units currently allowed in the UGB as compared to the new boundaries proposed.

The purpose of the swap is to help facilitate residential growth by providing more easily developed land. The project proposes removal of approximately 290 acres of land (see map; shown in red) from the UGB. This land is impractical to develop at urban densities. Removal of this property will allow for limited development opportunities under rural land use laws within the jurisdiction of Douglas County. In turn, the project proposes incorporation of approximately 220 acres of land (see map; shown in blue) into the Charter Oaks area. This land has been identified as a more suitable location for urban development within the City. The proposed UGB swap will only move the UGB line. Further annexation of property into the city limits will need to occur and should be anticipated as private development and public utility upgrades within the area are proposed.

Swapping lands with constrained development opportunities for land that can accommodate more efficient and logical urban development is an important tool the City can use to address our current housing situation. Recent housing documents used to guide ways in which the City may better facilitate housing growth identify the UGB swap as a primary way in which the City may create housing development opportunities.

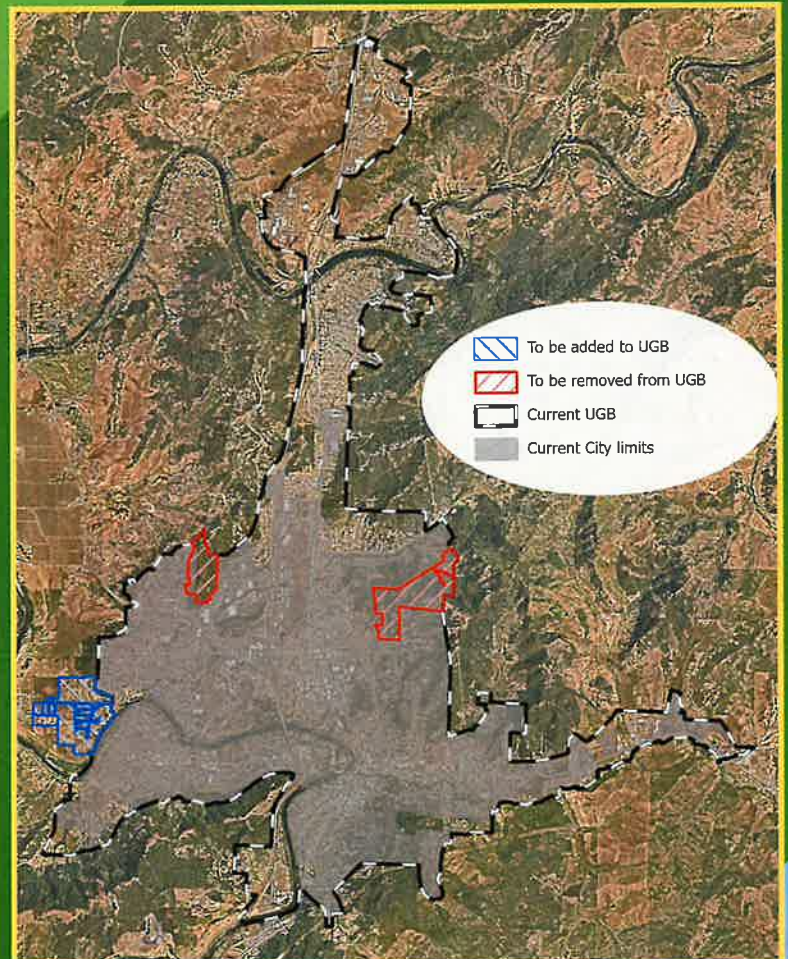
Urban Growth Boundary Swap Areas to be Affected

What's an Urban Growth Boundary for anyway?

Every City in Oregon has a UGB. These are boundaries drawn on planning maps to help designate where a city expects to grow.

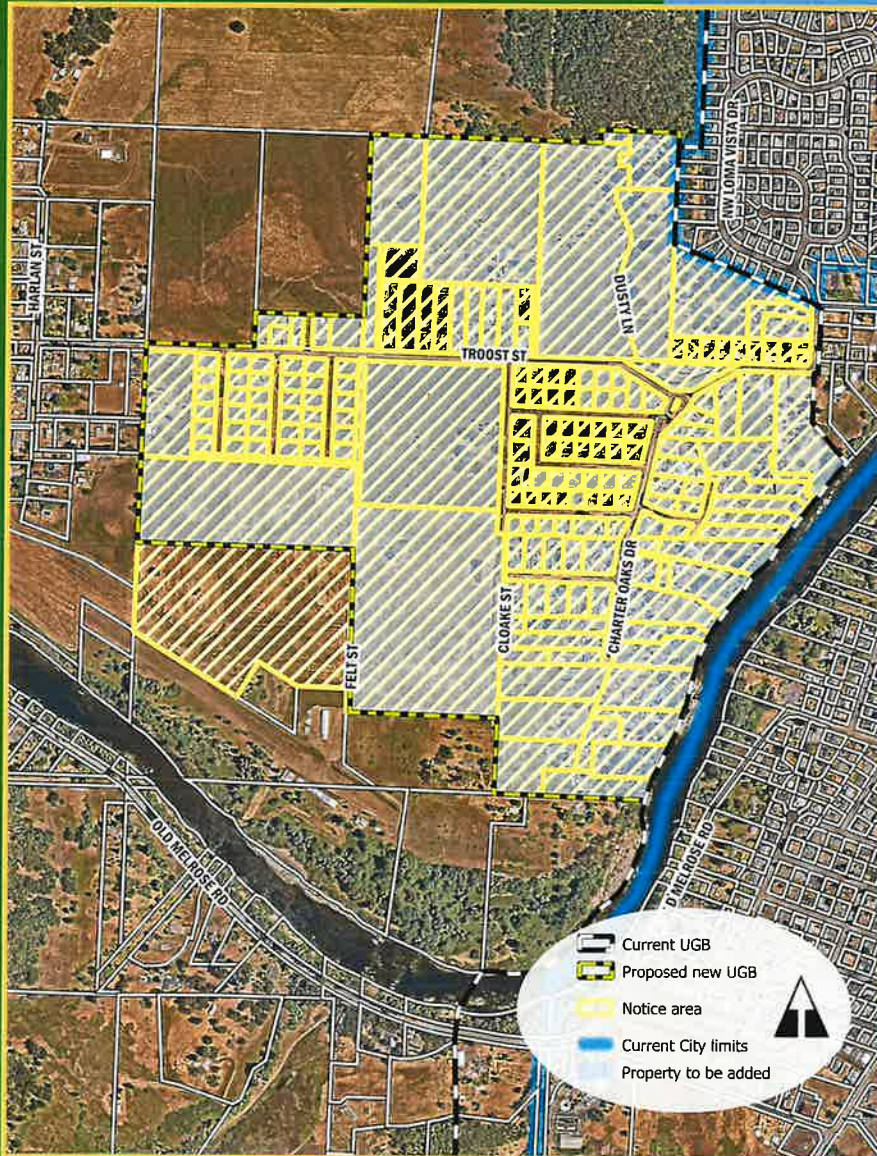
Under Oregon law, all cities must create and maintain a UGB identifying where city growth may occur within the next 20 years. In order for a city to annex new area into the city limits, that area must first be included within the UGB. A UGB is primarily intended to provide land for identified urban development needs and separate urban and urbanizable land from rural land. Local governments, including cities and counties, rely on UGBs to guide land use and zoning decisions and to plan for the orderly provision of public facilities and services as development occurs.

Properties inside the UGB are able to be served by urban services, while those outside the UGB have limited access.



Property Owner Notice Map Area 4: Charter Oaks New UGB

Why was I notified?



You are receiving this notice as a property owner within the area that is proposed to be added to the City of Roseburg UGB. If approved, your property would move inside the City of Roseburg UGB and receive a City of Roseburg residential comprehensive plan designation. Aside from portions of the Troost Street right-of-way, properties in this area would not immediately be added to the city limits or get city zoning, and day-to-day administration of minor development activities would still be completed by Douglas County. However, in order to fully develop, properties would need to obtain new access to city water or sanitary sewer services, and an annexation and zone change process would be required. Aside from a school district-owned property near the center of the area, this approximately 219 acre area is privately owned.

Please be aware that your property will continue to be served by your existing utility providers. Coming inside the UGB would increase the likely future development potential of this area as the City seeks to expand opportunities for housing construction on unconstrained lands. Future annexations would be required to bring the area inside city limits and allow for the development of property at suburban densities comparable to those found in the nearby Hucrest neighborhood. This notification is to make you aware of this proposed action.

How can I stay involved?

We encourage all members of our community to ask any questions about the project and to participate in the public process. Prior to the first public hearing, the City of Roseburg will be holding a public open house to provide more detailed information at 7:00pm on Tuesday, April 16, 2024 in the Ford Room of the Roseburg Public Library.

Throughout the process we encourage you to visit the project webpage in order to keep updated on issues surrounding the UGB swap.

<https://www.cityofroseburg.org/departments/community-development/special-projects/ugb>

The webpage will also provide information about additional public hearings as they are scheduled. Copies of the UGB swap application may be viewed via the webpage. Feel free to contact the City of Roseburg, Community Development Department at 541-492-6750 or e-mail at cdd@cityofroseburg.org for questions or additional information.